

# 2700 Oro Dam Blvd E

Oroville, CA 95966

Ground Lease Pad: ±33,157 SF  
Retail Shop Space: ±1,200 – 6,000 SF

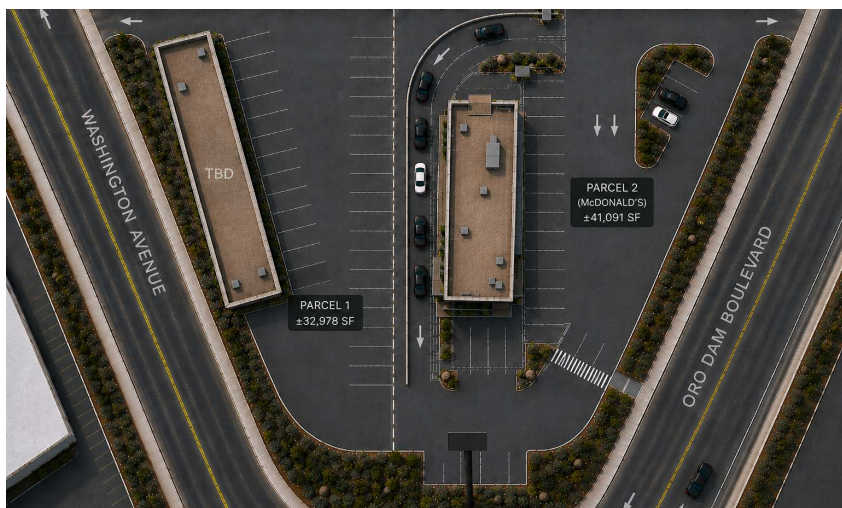


AVAILABLE FOR GROUND LEASE OR BUILDING LEASE

**NICOLE KEY** Executive Director | (209) 290-0857 | [nkey@theeconomiccompany.com](mailto:nkey@theeconomiccompany.com) | DRE Lic #01907567

**IAN KEANE** Director | (916) 518-9719 | [ikeane@theeconomiccompany.com](mailto:ikeane@theeconomiccompany.com) | DRE Lic #02165320





*Note: Renderings are for illustrative purposes.*

| LEASING PRICE          | Contact Brokers          |
|------------------------|--------------------------|
| AVAILABLE PAD SIZE     | ±33,157 SF               |
| AVAILABLE RETAIL SPACE | ±1,200 SF - ±6,000 SF    |
| ZONING                 | Corridor Mixed Use (MXC) |



Available for Ground Lease or Retail Shop Space for Lease



High identity corner at a heavily trafficked, signalized intersection in heart of Oroville.



Pad is adjacent to Oroville Union High School with approximately 936 students and approximately 327 full time staff members



Property is subject to reciprocal parking & drive isles



Pad is easily accessible to Oro Dam Blvd and Washington Avenue



Existing monument signage

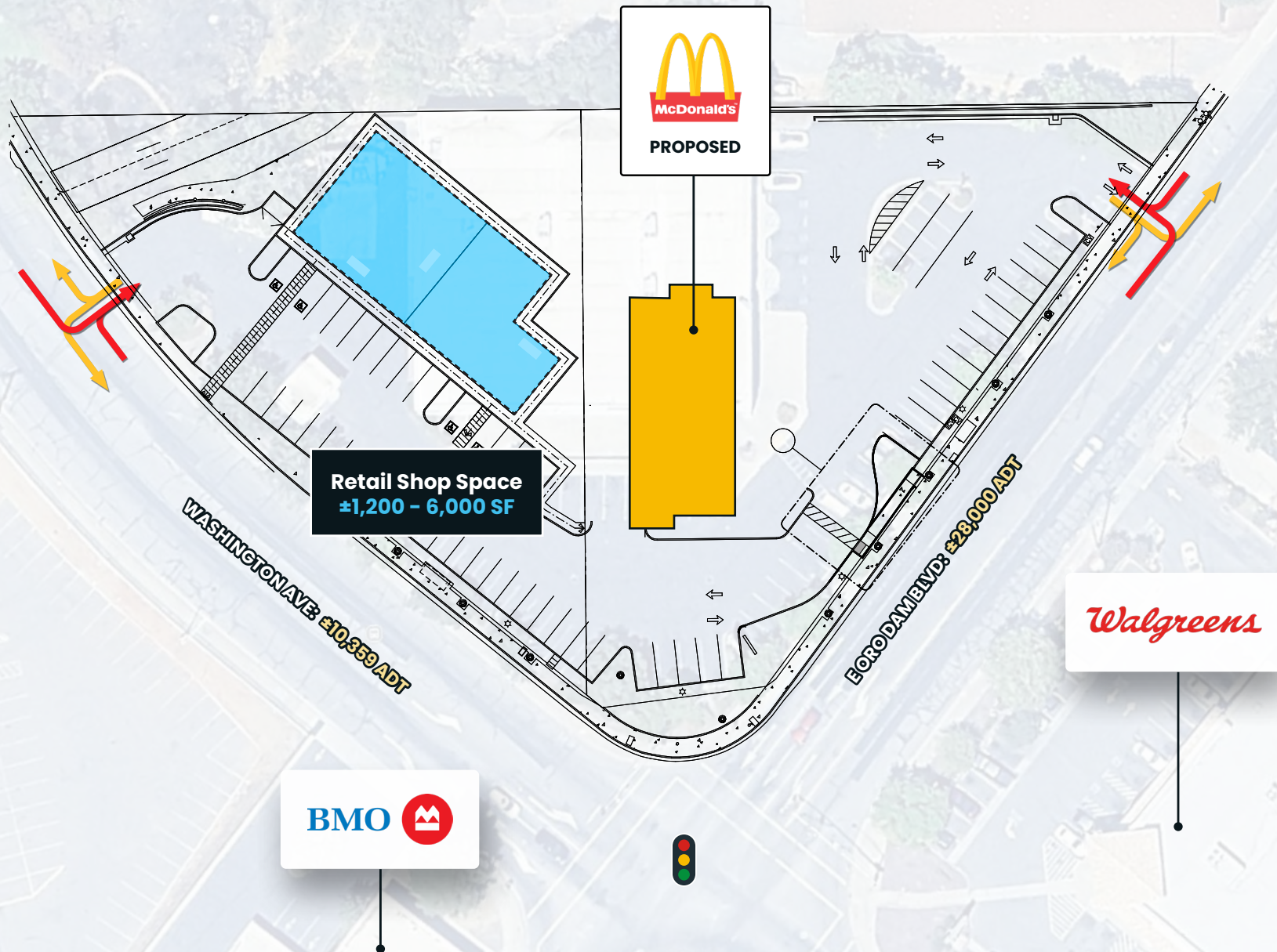


Area Co-Tenants include Raley's, Marshalls, Petco, Walgreens, Oroville Hospital, Autozone, O'Reilly Auto Parts, Chase Bank, US Bank, Dutch Bros Coffee, Taco Bell and more.

| DEMOGRAPHICS             | 1 MILE   | 3 MILES  | 5 MILES  |
|--------------------------|----------|----------|----------|
| Population               | 8,713    | 30,148   | 41,510   |
| Daytime Population       | 14,700   | 35,068   | 44,486   |
| Average Household Income | \$64,588 | \$78,077 | \$81,211 |

| TRAFFIC COUNTS | Source: 2025 Esri. |
|----------------|--------------------|
| E Oro Dam Blvd | ±28,000 ADT        |
| Olive Hwy      | ±29,880 ADT        |
| Washington Ave | ±10,359 ADT        |







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